



6 Church Street,
Gardiner, ME 04345
Phone (207) 582-4200

Geri Doyle, Chairperson
Angelia Christopher
Administrative Assistant

HISTORIC PRESERVATION COMMISSION

Minutes

Tuesday January 19, 2021- 9:00 AM

VIA Virtual Conferencing

In accordance with An Act To Implement Provisions Necessary to the Health, Welfare and Safety of the Citizens of Maine in Response to the COVID-19 Public Health Emergency, as enacted to read: Sec. G-1 1 MRSA §403-A Public proceedings through remote access during declaration of state of emergency due to COVID-19

- 1) Call Meeting to Order:** Chair Doyle called the meeting to order at 9:05 and determined that we have a quorum
- 2) Roll Call** Geri Doyle, Robert Lash, Robert Abbey, Janet Slade, Clare Marron, and Dennis Doiron. Brian Coombs was not able to attend. Others present- Kris McNeill- CEO, Christine Landes- City Manager, Angelia Christopher- Planning and Development Assistant and Joe Couture, applicant
- 3) Review of meeting minutes from December 15, 2020-** Chair Doyle asks if there are any corrections. There are not. Janet Slade makes a motion to accept the minutes as written. Robert Abbey seconds the motion. Roll Call vote. Robert Lash yes, Kris McNeill yes and Janet Slade yes and Geri Doyle yes. All in favor except for Dennis Doiron, who abstained because he was not present for that meeting.
- 4) The Healing Community MEDCo-** Joe Couture representing The Healing Community MEDCo, at 189 Water St. is seeking a Certificate of Appropriateness for replacing the front/street side entrance door for better security at 189 Water St. on City Tax Map 037 Lot 161 in the Central Business/Downtown Historic District.—

The door that Mr. Couture is proposing is going to be custom built, and will fit the recommendations for a marijuana business. Because the door is custom made, there are no accurate pictures in the application. Mr. Couture explains that it will be an aluminum door, with plate glass window and a commercial grade lock. He explains that it will be very similar to the doors at Reny's. Mr. Couture also wants to change the swing of the door, so it swings out. He explains that they are currently working on the subfloor of the space having the door built to swing out will help that process along. He also explains that having the door swing open is more secure because a door that has to be pried open, is more secure than a door that can be kicked in. Kris states that most marijuana businesses are not in a historic district so this is a different scenario. Most commercial businesses have this type of door. This door is stronger than a wooden door. Robert Abbey states that it is a wooden façade building, with the current door being wooden. He raises the question if the security need is more important with maintaining historical integrity. There are a few businesses downtown that have aluminum storefronts, and those storefronts have these types of doors. This particular building has a wooden storefront.



Mr. Couture speaks up and states as a business owner, he would like the most secure door. He also states that commercial grade lock could be installed on the current door but it likely won't be as secure as it would be on an aluminum door. Robert Abbey asked if the whole frame needed to be done, if using an aluminum door. Mr. Couture states that a wooden frame could be broken into easier than a metal one. Robert Abbey states if someone wanted to get in, they would break the glass, not the door. Mr. Couture explains that there will be a security system, which would alert him, and local police to the sound of breaking glass. He states that the plan is to fit the door dimensions, with a stronger, more secure door. Chair Doyle points out that the current door is half glass, this would be a full glass door, which would change the appearance of the storefront. Dennis Doiron asks how long the current door has been there, is it more than a decade, or older? Mr. Couture points out that the whole façade of the storefront has changed after the historic district was created. Mr. Couture states that from pictures that he has of what the building looked like historically, the door location changed, and the façade changed completely. There are other doors of this nature along this block downtown. Mr. Couture states that he feels the continuity of that block would look better for an aluminum door.

Robert Abbey states the committee is supposed to work on keeping the building consistent, and that sometimes means retrofitting, the current door. The glass could be changed to be stronger, perhaps a commercial grade lock could be added and perhaps changing the swing, if possible. Mr. Couture states that he is not sure if the door can take a plate glass replacement, but he can definitely look into it.

Robert Lash asks if this is a custom built door, could it be built to mimic the current door somehow. In keeping with the appearance of the current door, maybe install a black panel instead of it being all glass? This would offer a good compromise. Robert Abbey likes this proposal, which would offer a sturdy, secure option, which would fit the character. Robert Lash also points out that architecturally, it is proper for a door to swing out on a storefront. It is also better for fire and safety reasons as well. All agree that this is a good alternative, that he looks to see if the door can be further customized.

Chair Doyle asks if the board is ready to make a decision. She asks if there are any questions. Clare Marron asks if the old door would be retained. So that it could be used at a later date. Mr. Couture states that he could store the door if needed.

Dennis asks if we table it or, make a motion this is what we prefer and that if he finds the door, he can install it.

Geri states that tabling it would be better. Clare states that if this compromised door is that simple, and he can have it made and installed, would he need to come back for that? A change to the door design would consist of modifying the application, so he will need to come back. If we table it he will have to come back, which holds back business. Mr. Couture would like to seek some guidance, in order to meet the needs of the commission. It might help to talk to Alan Claude, another storefront owner, to see who he used for his doors. Robert Lash asks Mr. Couture what is the timeframe they are hoping for. Mr. Couture states that there are just a few things left before they can open. Kris points out that the current in swing of the door could hold up the tile work that is scheduled for later this month.

Robert states that he would be open to a meeting in 2 weeks if Mr. Couture can get the info about modifying the door, or coming up with a more suitable door for the need. All are open to having a special meeting for this, to approve it.



Dennis Doiron makes a motion to table the application for possibly 2 weeks or until the applicant can get further information on customizing the door. Clare Marron seconds. Robert Abbey states this is the best application he has seen recently. It sets a new standard. The want to support downtown business first and foremost and having such a clear application, helps. Geri asks if 2 weeks is enough to find the information needed. Mr. Couture answers yes. Roll Call vote. Robert Lash yes, Kris McNeill yes and Janet Slade yes and Geri Doyle yes, Dennis Doiron, and Kris McNeill- yes.

Next meeting for this item will be **2/2/2021 at 9 am.**

Chair Doyle asks for a motion to adjourn- Clare Marron makes a motion to adjourn. Robert Abbey seconds. Chair Doyle asks for a roll call vote. Robert Lash yes, Kris McNeill yes and Janet Slade yes and Geri Doyle yes, Dennis Doiron, and Kris McNeill- yes. All in favor. Adjourn at 9:40 am